

JUDY ANN COALBURN SANDERS, AKA
 JUDY C. SANDERS
 5652 Chickasaw Drive
 Walls, MS 38680
 Telephone No. 601-781-0038

GRANTOR(S)

TO

901-795-3207
Business Unknown

QUITCLAIM DEED

JAMES F. SANDERS
 5652 Chickasaw Drive
 Walls, MS 38680
 Telephone No. 601-781-0568

GRANTEE(S)

Business None

For and inconsideration of the sum of Ten Dollar (\$10.00), and pursuant to a Separation Agreement entered into by and between the parties in Cause No. 88-5-384 in the Chancery Court of DeSoto County, Mississippi, styled, "Judy Ann Coalburn Sanders vs. James Franklin Sanders," and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, Judy Ann Coalburn Sanders, Grantor, do hereby sell, convey, quitclaim, release and remise, all my right, title and interest in and to the hereinafter described house and lot unto the Grantee, James Franklin Sanders, more particularly described as being situated in DeSoto County, Mississippi, as follows, to-wit:

Lot 618, Section "D", Twin Lake Subdivision, situated in Section 16, Township 2 South, Range 8 West, DeSoto County, Mississippi, according to a map or plat thereof on file and of record in the office of the Chancery Court Clerk of DeSoto County, Mississippi, in Plat Book 10, Pages 32 and 33.

By way of explanation, it is the intention of the Grantor herein to comply with the above mentioned Separation Agreement, and same constitutes a conveyance pursuant to said Separation Agreement and entry of the Order of the Chancery Court of DeSoto County. Said amount shall be due and payable at such time as the Grantee remarries, and/or conveys the property pursuant to the terms set forth in said agreement.

The Grantor assigns unto the Grantee and authorizes transfer of all of her escrow funds now held by any lending institution, mortgage company or otherwise, without charges, unto the Grantee. That Grantee assumes the existing indebtedness owed on said property secured by existing deeds of trust as of this date.

Possession shall pass upon delivery of this deed. Taxes
for the year ~~1988~~¹⁹⁸⁹ are to be assumed by the Grantee.

~~1988~~¹⁹⁹⁰.

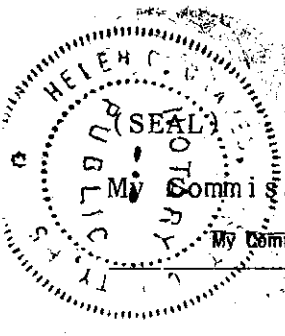
WITNESS MY SIGNATURE, this the 22nd day of ~~September~~^{February}, JAS

Judy Ann Coalburn Sanders
Judy Ann Coalburn Sanders
Grantor

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority
in and for said county and states, on this 22nd day of ~~September~~^{February},
~~1988~~¹⁹⁹⁰, within my jurisdiction, the within named Judy Ann Coalburn
Sanders, who acknowledged that she executed the above and foregoing
Quitclaim Deed for the purposes and consideration therein expressed
as her free and voluntary act and deed.

Allen B. Graves
NOTARY PUBLIC



My Commission Expires:
My Commission Expires April 22, 1990

STATE MS.-DESOTO CO. BC
FILED
MAR 13 12 32 PM '90
RECORDED 3/14/90
DEED BOOK 2234
PAGE 571
W.E. DAVIS CH.CLK.